181.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,700 / 811,700
					USE VALUE:	811,700 / 811,700
					ASSESSED:	811,700 / 811,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY DAVID & MARGARET
Owner 2:	
Owner 3:	
Street 1:	25 HOMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,569 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 4004 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8569.000	337,100	600	474,000	811,700
Total Card	0.197	337,100	600	474,000	811,700
Total Parcel	0.197	337,100	600	474,000	811,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 202.70 | /Parcel: 202.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122717
GIS Ref	
GIS Ref	
Insp Date	07/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 181.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,100	600	8,569.	473,900	811,600	811,600	Year End Roll	12/18/2019
2019	101	FV	319,700	700	8,569.	473,900	794,300	794,300	Year End Roll	1/3/2019
2018	101	FV	319,700	700	8,569.	399,500	719,900	719,900	Year End Roll	12/20/2017
2017	101	FV	319,700	700	8,569.	365,600	686,000	686,000	Year End Roll	1/3/2017
2016	101	FV	319,700	700	8,569.	311,500	631,900	631,900	Year End	1/4/2016
2015	101	FV	262,700	700	8,569.	270,800	534,200	534,200	Year End Roll	12/11/2014
2014	101	FV	262,700	700	8,569.	250,500	513,900	513,900	Year End Roll	12/16/2013
2013	101	FV	261,600	700	8,569.	238,300	500,600	500,600		12/13/2012

!14201!

PRINT

Date	Time
12/11/20	04:04:17

LAST REV

Date	Time
08/06/18	10:18:39
mmcmakin	
14201	

USER DEFINED

Prior Id # 1:	122717
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POZIO BETHANY/E	21221-102		6/14/1991		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2013	617	Redo Bat	16,500	C				
8/12/2003	707	Addition	82,000			G6	GR FY06	24X24 ADD, REDO KI

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	BS	Barbara S
5/30/2013	Info Fm Prmt	EMK	Ellen K
11/7/2008	Measured	345	PATRIOT
7/11/2005	Permit Visit	BR	B Rossignol
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8569		Sq. Ft.	Site		0	70.	0.79	7									473,950						474,000	

Total AC/HA: 0.19672 | Total SF/SM: 8569 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 473,950 | Spl Credit | Total: 474,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.09229147
Const Adj.:	0.99445504
Adj $ / SQ:	103.192
Other Features:	94154
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458020
Depreciation:	120917
Depreciated Total:	337102

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

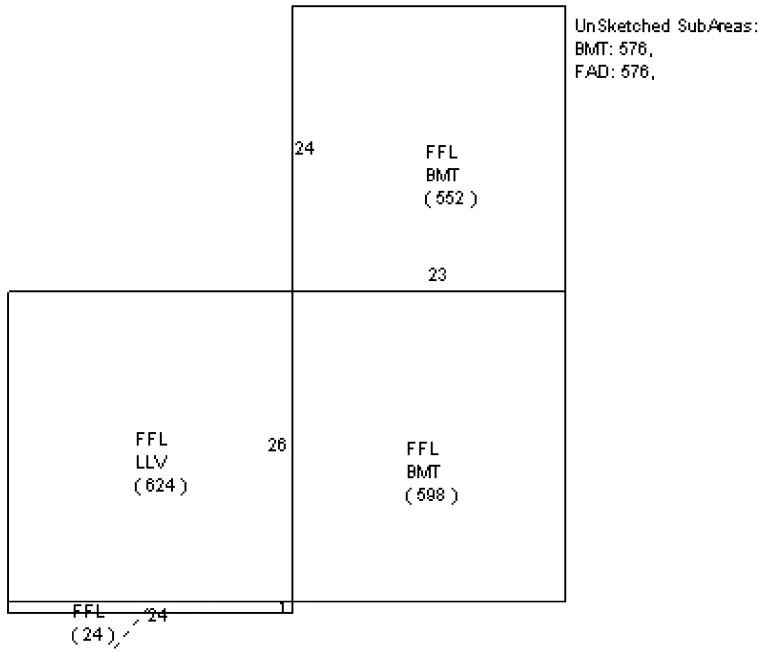
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	103.19
Special Features:	0	Val/Su Net:	71.36
Final Total:	337100	Val/Su SzAd	142.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,798	103.190	185,540
BMT	Basement	1,726	47.060	81,218
LLV	Lower Level	624	60.370	37,669
FAD	Addition	576	103.190	59,439

Net Sketched Area:	4,724			Total:	363,866
Size Ad	2374	Gross Are	4724	FinArea	4004

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
LLV	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 181.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	160	A	AV	2003	4.59	T	12.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600